



NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #1

THURSDAY, MAY 9, 2024, 7:00 P.M.
SIMI VALLEY LIBRARY COMMUNITY ROOM
2969 TAPO CANYON ROAD
****SPECIAL MEETING LOCATION****

AGENDA

NC #1 Chair	Todd Taylor
NC #1 Vice Chair	Debbie Gaaney
NC #1 Secretary	Cameron Thompson
City Council Liaison	Mayor Pro Tem Rocky Rhodes

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Public Statements/Comments

This is the time allotted for public statements or comments on matters within the subject matter and jurisdiction of the Executive Board not on the agenda. Statements and comments are limited to no more than three (3) minutes per speaker.

6. Informational Presentation(s)
 - a. Understanding and Combatting Human Trafficking
No Action: Receive Information
7. New Business
 - a. Review of a request for a Modification to an existing Conditional Use Permit to construct a two story religious facility; a General Plan Amendment to change the land use designation of the project site from a Neighborhood Park to General Commercial; a Zone Change from Residential Medium to Commercial Planned Development; and a Zone Text Amendment to amend



portions of the Title 9 of the Simi Valley Municipal Code to modify setback standards and landscape buffers; and a determination that the project is exempt from the California Environmental Quality Act.

Action: Vote to recommend approval or denial

b. Election of Officers

Action: Nominate and Vote to select Chair, Vice Chair, and Secretary

8. City Staff Comments

9. Executive Board Comments

This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to give an Ad Hoc Committee Report, or to make any announcements related to community events and other items of interest.

10. Adjournment: Thursday, June 6, 2024, 7:00 p.m.

/s/

Mara Malch
Deputy Environmental Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please call the Neighborhood Council Program at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

MINUTES

1. Call to Order/Pledge of Allegiance/Welcome

Chair Todd Taylor called the meeting to order at 7:00 p.m. He also confirmed that a quorum was present.

Todd Taylor	P	Dwight Thompson	P
Debbie Gainey	P	Carol Thomaier	P
Cameron Thompson	P	Suzanne Thuotte	P
Alan Mann	E	Elsa Dreckman	A
Will Marmolejo	P	Mark Luker	P
David Mosso	P	Vacant	
Frank Perrotta	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

A motion was made by David Mosso and seconded by Cameron Thompson to approve the April 4, 2024 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments

A resident asked about the City’s landscaping requirements for front yards. The resident is unhappy with neighboring front yards due to lack of landscaping and accumulation of trash. Staff informed the resident that a minimum of 50 percent of the square footage of the front yard area between the principal dwelling unit and the front public or private street curb, and between property lines must be landscaped (unless the front yard was paved before the law went into effect in 2005). Trash accumulation complaints are directed to Code Enforcement. A complaint may be filed using the City’s complaint online form or by calling (805) 583-6753. All complaints are kept confidential. Parking complaints regarding inoperable vehicles are directed to the police department Traffic Bureau or by calling (805) 583-6921.

6. Informational Presentation(s)

a. Drops of Change – Strategies for Water Conservation

Ramona Mejia, Environmental Compliance Program Coordinator, presented strategies for water conservation. The City of Simi Valley/Waterworks District No. 8 customers are no longer required to follow a designated watering day schedule. Customers are requested to continue making water conservation a California way of life by watering only when their lawns or gardens need it.

Water only before 9 a.m. and after 5 p.m. to reduce evaporation and no watering during (and for 48 hours after) measurable rainfall. Residents can report water waste using the Water Waste Reporting Form. The City is removing non-functional turf around the Civic Center, getting ahead of AB 1573, which prohibits the use of potable water for the irrigation of non-functional turf owned by local government beginning January 1, 2027. Bewaterwise.com offers a turf removal program that provides a rebate up to \$3 per square foot (up to 5,000 sq. ft.) for residents and \$2 per square foot for commercial customers who remove their grass and replace it with water-efficient California friendly and native plants. Additionally, residents can earn an extra \$100 per tree added to their project for a maximum of five trees. Bewaterwise.com has a wealth of helpful tips on how to lower water use including water-saving rebates and grants, landscape classes, and water-wise garden inspiration. The City of Simi Valley provides Simi Valley / Ventura County Waterworks District No. 8 residential water utility customers with a free water usage dropcounter Home portal. The dropcounter HOME portal will help residents keep track of and manage their water use, as well as provide leak and threshold alerts. Residents with Golden State Water have a similar monitoring device program called the Flume. The Metropolitan Water District hosts virtual landscaping and irrigation workshops to help inform residents about turf removal, drought-tolerant plants, and irrigation systems. All workshops are offered at no cost and are listed on the Calendar page of the City's website.

7. New Business: None

8. City Staff Comments

Kelly Duffy shared how to find the Code Enforcement page on the City of Simi Valley Website. To file a complaint, use the online complaint form or call (805) 583-6753. All complaints are kept confidential. Ms. Duffy announced free dog adoptions are available April 12 to 14, 2024, at Ventura County Animal Services. Residents can watch the recorded State of the City presentation from Mayor Fred Thomas on the City's website. Recruitment for Executive Board membership is in progress with Neighborhood Council #1 receiving 14 applicants for the six Executive Board openings. Ms. Duffy reminded Executive Board members to keep Executive Board comments non-partisan, as the Neighborhood Council is a politically free zone, citing Bylaws. Lastly, Saturday, April 6, 2024, is Bingo Bonanza at the Simi Valley Senior Center.

9. Executive Board Comments

Executive Board Members thanked the resident for his public comments regarding front yard landscaping.

Mark Luker offered to speak with Council Member Dee Dee Cavanaugh for the resident regarding neighbors' front yards. City Staff indicated that the resident would be contacted to give him the appropriate contacts for his complaint.

Debbie Gainey inquired about the process for obtaining assistance regarding a privately owned tree leaning toward her property. Staff informed her that the City does not have the authority to intervene if the tree in question is on private property. However, if the tree may be a protected species, she was directed to contact the city's arborist for counsel.

Dwight Thompson stated the Kiwanis Club of Simi Valley has service groups that are available to help people clean up their properties.

10. Adjournment: Thursday, May 9, 2024, 7:00 p.m.

By consensus of the Executive Board, the meeting was adjourned at 7:54 p.m.

DRAFT



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001
Neighborhood Council No. 1
Neighborhood Council Date May 9, 2024
Tentative Planning Commission Meeting Date May 22, 2024
Tentative City Council Meeting Date June 24, 2024
Case Planner Naren Gunasekera

Request:

A Modification to an existing Conditional Use Permit (CUP-S-400 MOD#1) to construct a two-story religious facility; a General Plan Amendment (GPA-2021-0002) to change the land use designation of the project site from Neighborhood Park to General Commercial; a Zone Change (Z-S-2021-0007) from Residential Medium (RM) to Commercial Planned Development (CPD); and a Zone Text Amendment (Z-S-2024-0001) to amend portions of the Title 9 of the Simi Valley Municipal Code to modify setback standards and landscape buffers; and a determination that the project is exempt from the California Environmental Quality Act

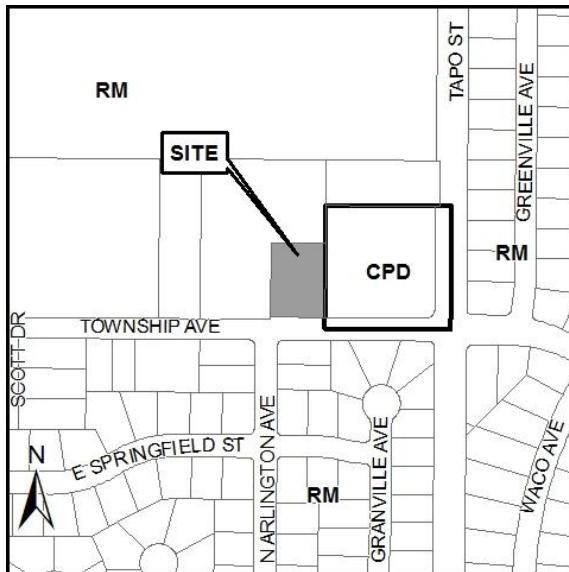
Applicant:

Islamic Society of Simi Valley
 4343 Township Avenue
 Simi Valley, CA 93021
 Attn: Nashat Mshaiel
 (805) 328-4778
 nmshaiel@gmail.com / asadkhan@langdonwilson.com

Existing General Plan: Neighborhood Park
Proposed General Plan: General Commercial
Existing Zoning: Residential Medium (RM)
Existing Zoning: Commercial Planned Development (CPD)

Location: 4343 Township Avenue

Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001



I. Project Description

The Applicant, Nashat Mshaiel/Green Crescent, of Simi Valley requests approval of a Modification to an existing Conditional Use Permit to construct a two-story religious facility. The request also includes a General Plan Amendment, a Zone Change, and a Zone Text Amendment. Each request is described below.

Conditional Use Permit Modification (CUP-S-400 MOD#1)

The existing single-story, 3,055-square-foot building, was permitted and constructed in 1966. A Conditional Use Permit (CUP-S-400) was approved on February 5, 1992, by the City of Simi Valley’s Planning Commission for the use of the site as a religious facility. The Green Crescent of Simi Valley also known as the Islamic Society of Simi Valley has owned the site since 2012.

The proposed Conditional Use Permit (CUP) Modification would allow for the demolition of the existing building and the construction a two-story, 6,780-square-foot building.

The religious facility will be open daily for the five prayer times during the morning, afternoon and evening. The classrooms will be open from 3.00 p.m. to 5.00 p.m. Monday through Friday and from 10.00 a.m. to 5.00 p.m. from Saturday through Sunday.

The proposed building will have the following components (Figures 1 and Figure 2):

- 1,470 square feet main prayer hall and 510 square foot reception on the first floor;
- 1,935 square feet of restrooms, kitchen, office and a library on the first floor;
- A 665 square foot entry lobby on the first floor;
- 2,200 square feet of classrooms for religious instruction and offices on the second floor.

Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001

Figure 1 – First Floor

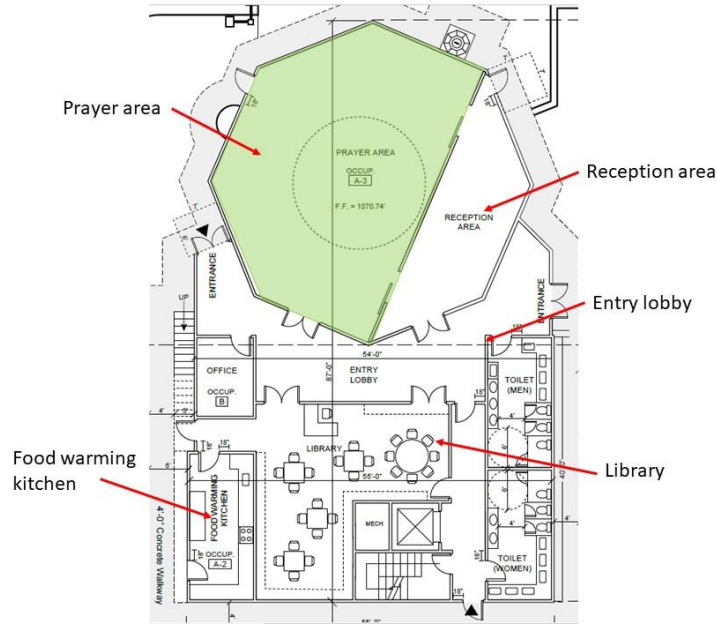
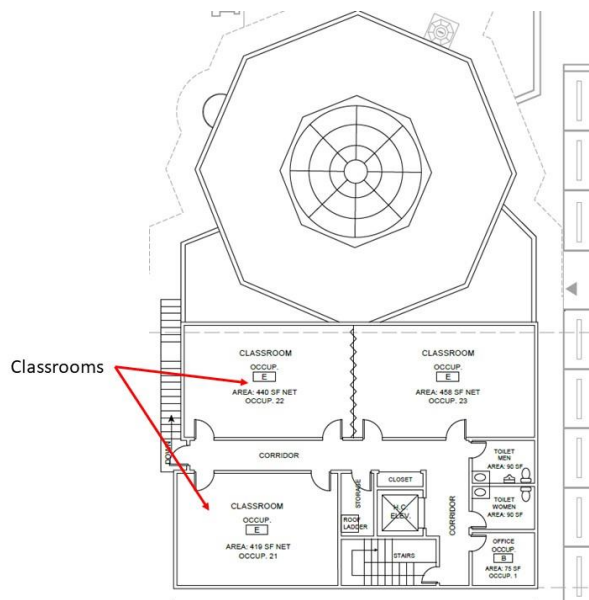


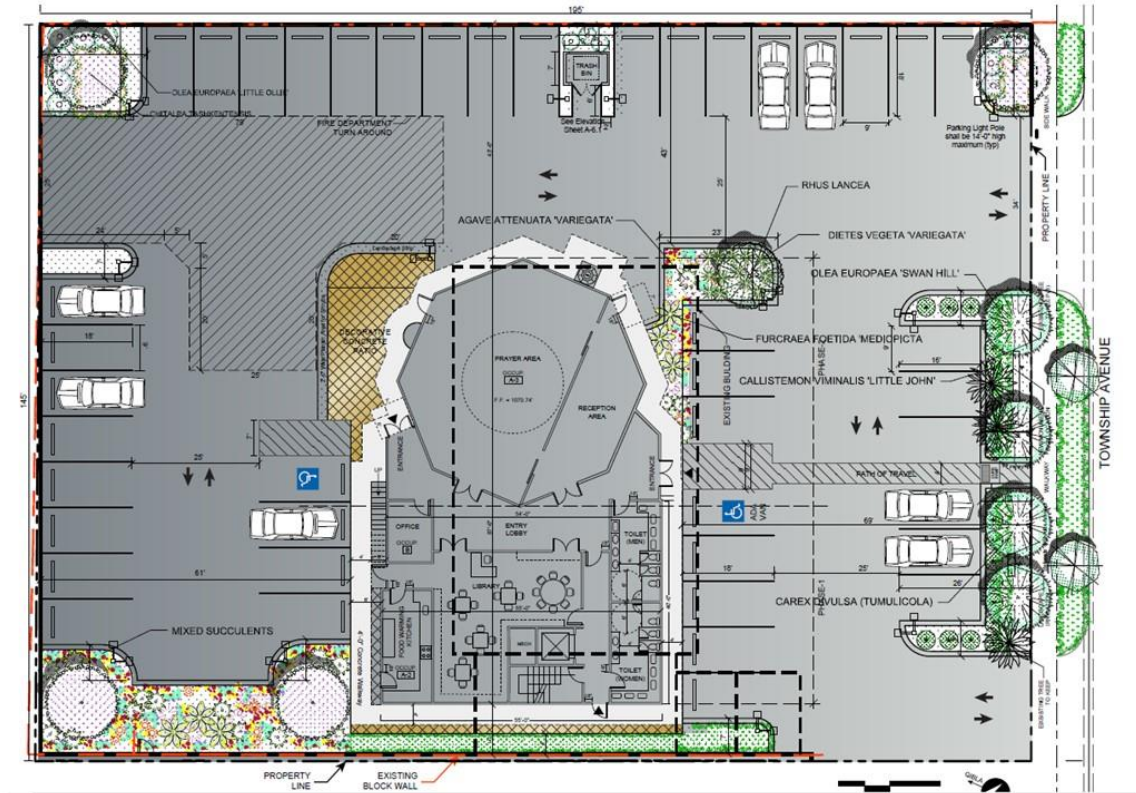
Figure 2 – Second Floor



The parking lot on the 0.64-acre site will be reconfigured as part of the project and landscape will be added to the site. A total of 43 parking spaces will be provided and 14.9 percent of the site will be landscaped (Figure 3).

Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001

Figure 3 – Site/Landscape Plan

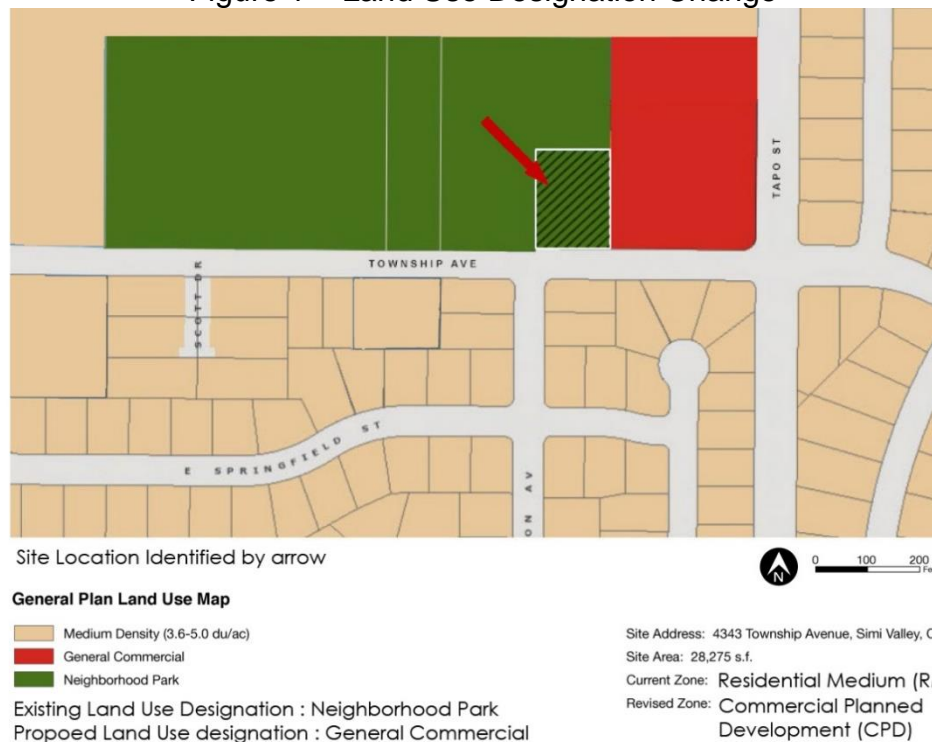


Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001

General Plan Amendment/Zone Change (GPA-2021-0002/Z-S-2021-0007)

The Applicant proposes to amend the land use designation of the subject property from Neighborhood Park to General Commercial (Figure 5). This would allow the property's zoning to be changed from Residential Medium (RM) to Commercial Planned Development (CPD). These changes would allow the property to utilize its front and side yards for parking, which is currently prohibited under the RM zoning.

Figure 1 – Land Use Designation Change



The lot's current land use designation is inconsistent with its zoning as detailed in Table LU-1, Page 47 of Chapter 3 of the General Plan. The only compatible zoning district with the Neighborhood Park is a Park zoning district. The City does not currently have a Park zoning district. The changes would ensure consistency between the land use designation and zoning for the site itself and consistency with the adjacent commercial lot on the east.

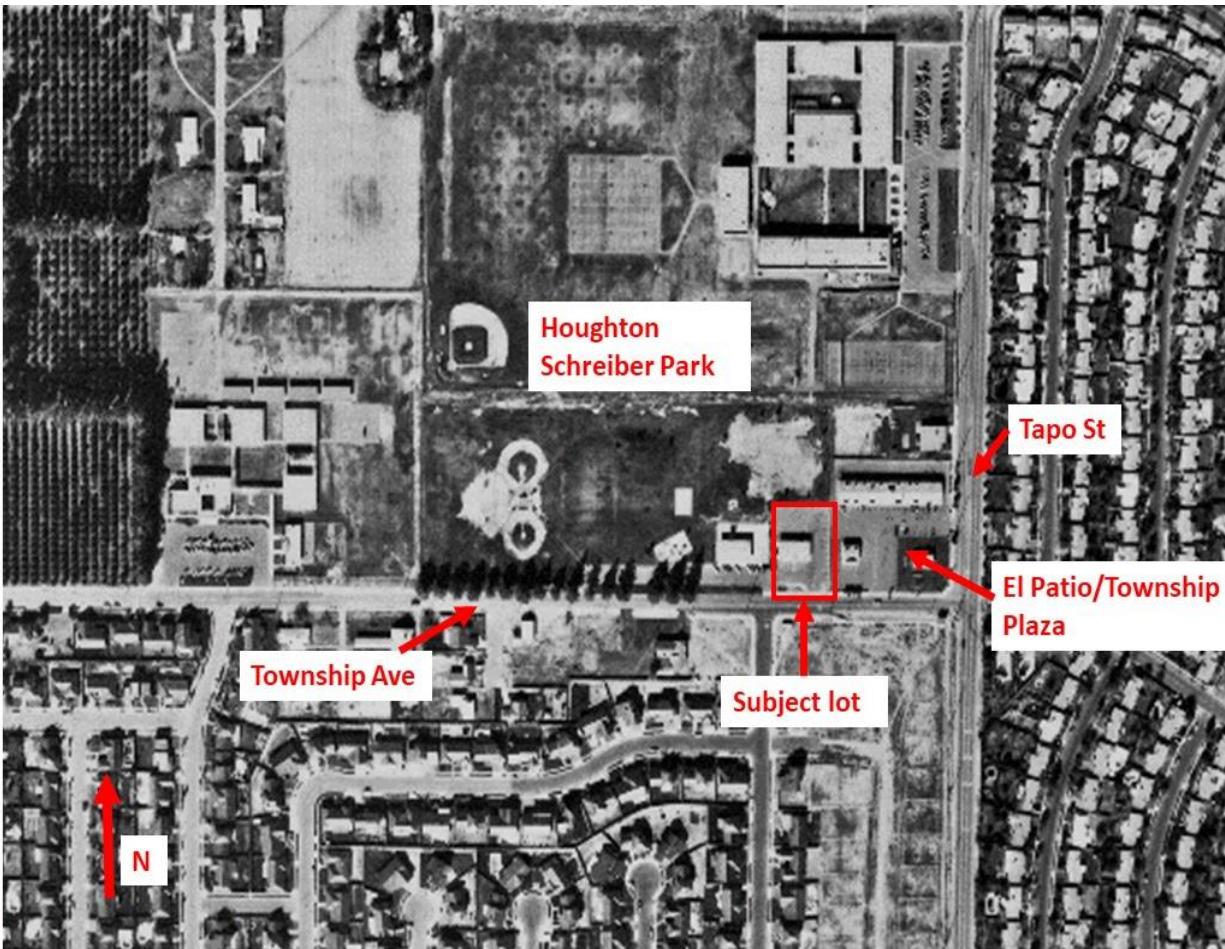
The Neighborhood Park Land Use designation is intended to meet the need for open areas of aesthetic value within a neighborhood and to allow active or passive recreation, usually for comparatively short periods of time, to residents and visitors. Typically, they range in size from six to ten acres, and are intended to serve from 2,500 to 5,000 residents living within a radius of approximately 0.5 mile.

The RM zoning district is intended to provide for a suburban single-family residential environment with a range of parcel sizes and some clustering of parcels. The residential density in this zoning district may range from 3.6 to 5.0 units per acre. The maximum density is one dwelling per lot.

Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001

The site however is less than an acre in size and has been developed with a building and parking lot as shown in Figure 2, which is an aerial image from 1970.

Figure 2 – Historical Aerial from 1970 (Source: UCSB Library)



Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001

Zone Text Amendment (Z-S-2024-0001)

The Applicant is requesting a Text Amendment to amend portions of Title 9 of the Simi Valley Municipal Code (SMVC) relating to modifications of setbacks between commercially zoned lots and public park uses. The modifications are to SMVC Sections 9-26.040 - Commercial and Industrial District General Development Standards, Table 2-6 and 9-33.030 - Landscape Requirements as detailed below. Note that only the portions of Table 2-6 that are being changed are shown. The proposed changes are in bold and underlined while the deleted text is struck through.

1) 9-26.040 - Commercial and Industrial District General Development Standards

TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District				
	CPD	CI	BP Overlay	LI	GI
Sides (each)	None <u>when adjacent to a non-residential zone or Public Park use, otherwise required unless located adjacent to a residentially zoned parcel.</u> In those cases the setback shall be 20 ft, plus 1 additional ft for each ft or portion thereof by which the structure exceeds 20 ft in height.				
Rear					

2) 9-33.030 - Landscape Requirements

- I. Buffer landscaping requirements.
 1. For any commercial or industrial yard next to residentially zoned property, excluding a Public Park use, a minimum of 10 feet of landscaping shall also be required adjacent to the residentially zoned property within the required setback area in compliance with Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards). A solid six-foot high masonry wall shall also be required along the common property line. Buffer requirements for mini-warehouse/self-storage facilities are contained in Section 9-33.030.K. Buffer requirements for CR zones are contained in Section 9-33.030.I.3.

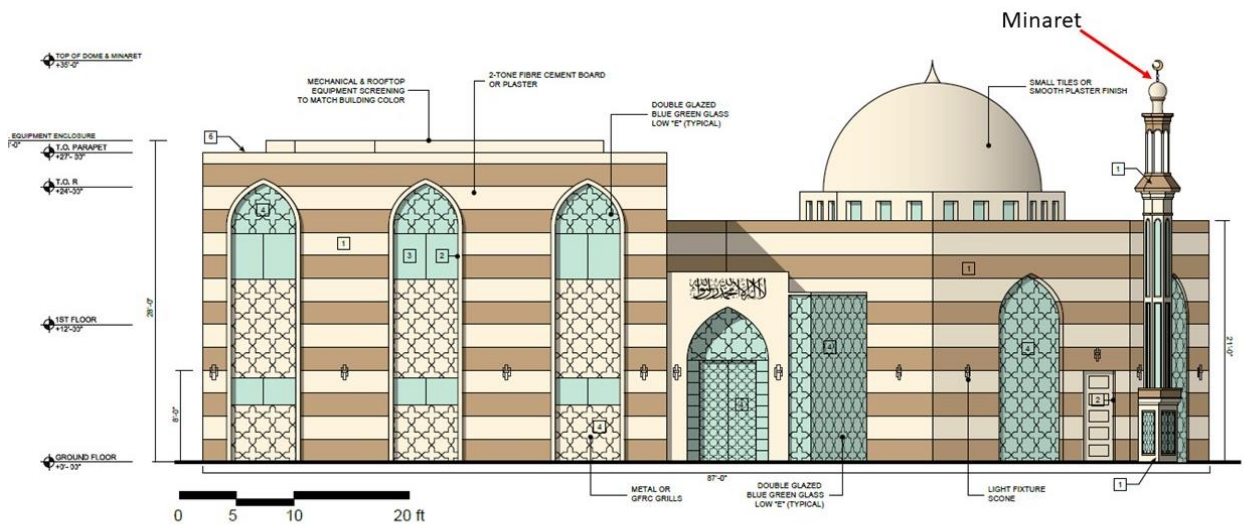
The requested Zone Text Amendments would allow the Applicant to utilize the existing building footprint from the original approval with associated cost savings. The Applicant is also proposing a phased construction to allow the community to use a portion of the building while construction is going on which would require that the building be on the same footprint. The revised development code sections would still require landscape buffers and setbacks between residential uses and industrial and commercial uses and as such the buffering intent of the code will be maintained.

Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001

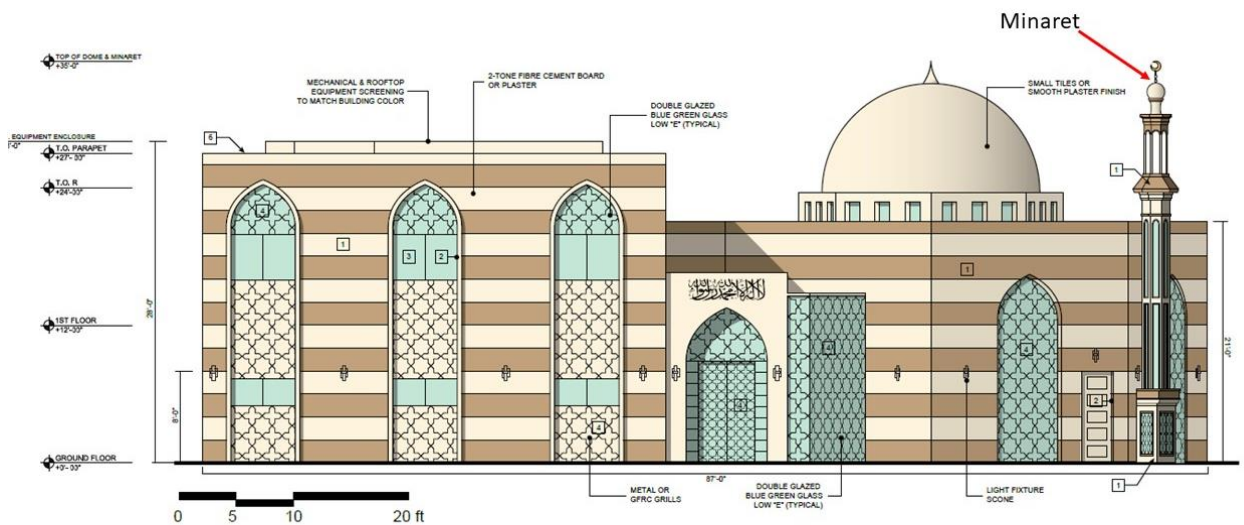
II. Project Design

The building will be composed of fiber cement panels and smooth plaster in ‘Champagne and Topaze’ colors with metal grill pattern accents, ‘Champagne Bronze’ window and door frames and “PPG Atlantica Glass” windows and arches (Figure 6). There will be a dome on the east side of the building along with an attached decorative minaret. These will be a maximum of 35 feet high. The remainder of the building will range from 28 to 21 feet in height with a flat roof.

Figure 6 - Elevations

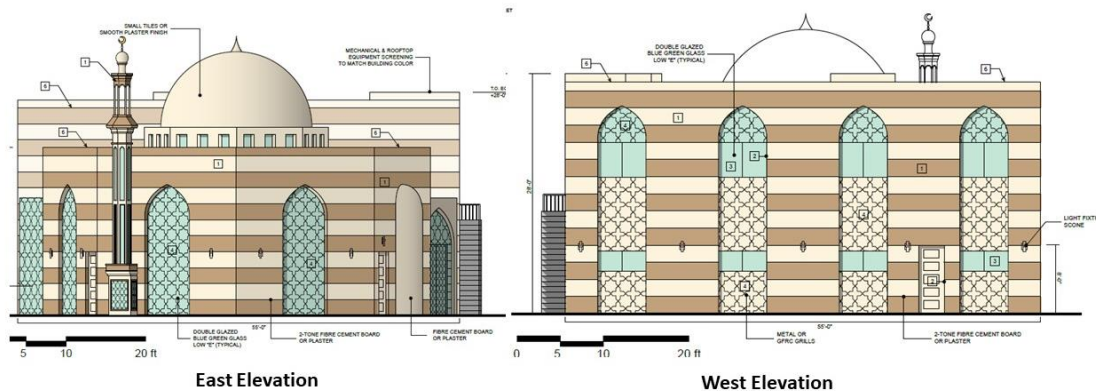


South/Street Facing Elevation



South/Street Facing Elevation

Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001



III. Project Compatibility

The CPD zoning district is intended to encourage the development of attractive, innovative, and efficient commercial sites containing a broad range of retail, office and service commercial uses. Religious facilities are permitted in the CPD Zoning District with the approval of a Conditional Use Permit. The proposed design and building colors provides a high design aesthetic and character. Parking for the religious institution, as required by Simi Valley Municipal Code Section 9-34.060, is met on site. The building will be 35-feet tall, which is lower than the 48 feet maximum allowed in the CPD zone. The proposed building will be taller than the 16,000 square foot El Patio Plaza on the east side, and the park building on the west. However the building will be set back 10 feet from the west property line and 43 feet from the east property line. The largely single-story family residences south of the lot are buffered by Township Avenue, which is approximately 32-feet wide at this point. The proposed building has a 73-foot setback from the front property line and the residences are over 100 feet from the proposed building. As such, the proposed building should not have adverse aesthetic impacts to surrounding properties. The site is largely flat and surrounded by urban uses and the proposed building will not impact views of the Simi hills.

Traffic

A trip generation memorandum was prepared for the project by K2 Traffic Engineering, Inc. on September 15, 2023. At the project's General Plan Pre-screening hearing on January 27, 2020, concerns were raised by neighbors about potential traffic generation from the project and pedestrian and traffic safety in the area. The City Council requested the Applicant to survey similar religious institution sites to develop a daily trip generation memorandum utilizing gross floor area of the project, prayer area square footage and the per person capacity of the prayer area.

The memorandum analyzed three similar location in Newbury Park, North Hills, and Carson in addition to the subject property. The memorandum indicated that the proposed project is anticipated to have a net trip generation of 24 trips in the PM peak hour and 237 daily trips with a low and negligible AM peak hour generation.

Neighborhood Council Project Overview for CUP-S-400 MOD#1/GPA-2021-0002/Z-S-2021-0007/Z-S-2024-0001

The City's Traffic Engineer has determined that the existing roadway improvements are adequate for the proposed project's traffic generation. Staff investigated the number of traffic incidents on Township Avenue between Tapo Street and Tapo Canyon Road from 2015 through to 2023 and two collisions were found to have occurred on this stretch in 9 years:

- A collision between a bicyclist and a vehicle on June 7, 2015, due to a right-of-way violation resulted in injury to the cyclist.
- A collision involving two vehicles on May 19, 2019, due to improper turning and resulted in no injuries.

IV. Issues

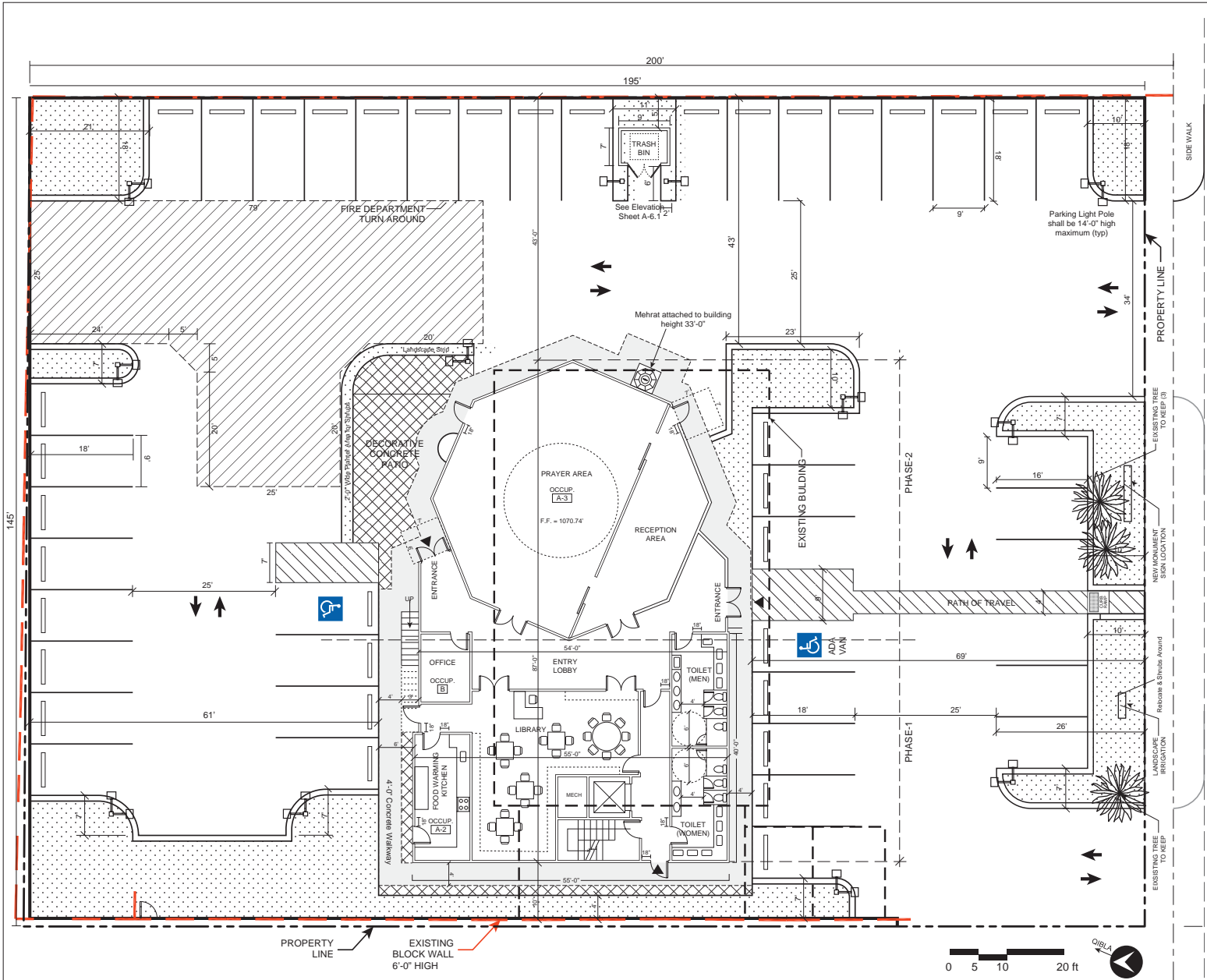
No outstanding issues have been raised.

V. Environmental Review

It is anticipated that the project will qualify for a CEQA Exemption.

VI. Exhibits

Site Plan, Landscape Plan, and example Elevations are attached.



GRAPHIC SYMBOL AND LEGENDS

- FIRE DEPARTMENT TURN AROUND AREA
- LANDSCAPE AREA
- DECORATIVE CONCRETE
- EXISTING BUILDING
- NEW BUILDING
- PARKING LOT LIGHT

TOWNSHIP AVENUE

LOT AREA = 28,275 sf

LOT COVERAGE AREA (NEW)

- NEW BUILDING AREA = 4,400 sf (15.56 %)
- LANDSCAPE AREA = 4,215 sf (14.90 %)
- PARKING AREA = 19,660 sf (69.54 %)

LOT COVERAGE AREA (EXISTING)

- EXISTING 1-STORY BLDG = 3,055 sf (10.81%)
- LANDSCAPE AREA = 1,435 sf (5.07%)
- PARKING AREA = 23,785 sf (84.12%)

NOTES:

- PROPOSED DEVELOPMENT IS WITHIN "WATERWORKS DISTRICT NO. 8, PRESSURE ZONE 1248" SERVICE AREA.
- TOP OF DOME (NEEDLE) MINARET HEIGHT: 33'-0"





LANGDON WILSON INTERNATIONAL

1055 WALSHIRE BLVD. SUITE 1000
LOS ANGELES, CALIFORNIA 90017-2449
412(31) 250-1186

CITY OF SIMI VALLEY

**CITY OF SIMI VALLEY
PROJECT NO.
CUP-S-400 MOD #1**

Sub-Consultant (STRUCTURE)

Sub-Consultant (ELECTRICAL)

Sub-Consultant (MECHANICAL)



CLIENT: GREEN CRESCENT OF SIMI VALLEY
ISLAMIC SOCIETY OF SIMI VALLEY
(805) 328-4778

Project Title: **ISLAMIC SOCIETY OF SIMI VALLEY**
4343 TOWNSHIP AVE, SIMI VALLEY, CALIFORNIA

Assessor's Parcel No. APN: 614-0-030-325

DATE	REVISION
06/07/17	SCALE 1/8" = 1'
06/07/17	FOR SUBMITTAL FOR DESIGN REVIEW
06/07/17	FOR SUBMITTAL FOR DESIGN REVIEW
06/07/17	REVISION
07/17/17	FOR SUBMITTAL FOR DESIGN REVIEW
07/17/17	FOR SUBMITTAL FOR DESIGN REVIEW
07/17/17	FOR SUBMITTAL FOR DESIGN REVIEW

KEY PLAN

Consultant's Stamp:

DW/Project No.:

Sheet Title: **SITE PLAN**

Sheet No. **A-3**

Drawn by: _____ Checked by: _____

Date: _____ Scale: **1/8" = 1'**



OLEA EUROPAEA 'SWAN HILL'
RHUS LANCEA



CHITALPA TASHKENTENSIS



FURCREA MEDIO-PICTA



MIXED SUCCULENTS



DIETES VEGETA 'VARIEGATA'



CALLISTEMON 'LITTLE JOHN'



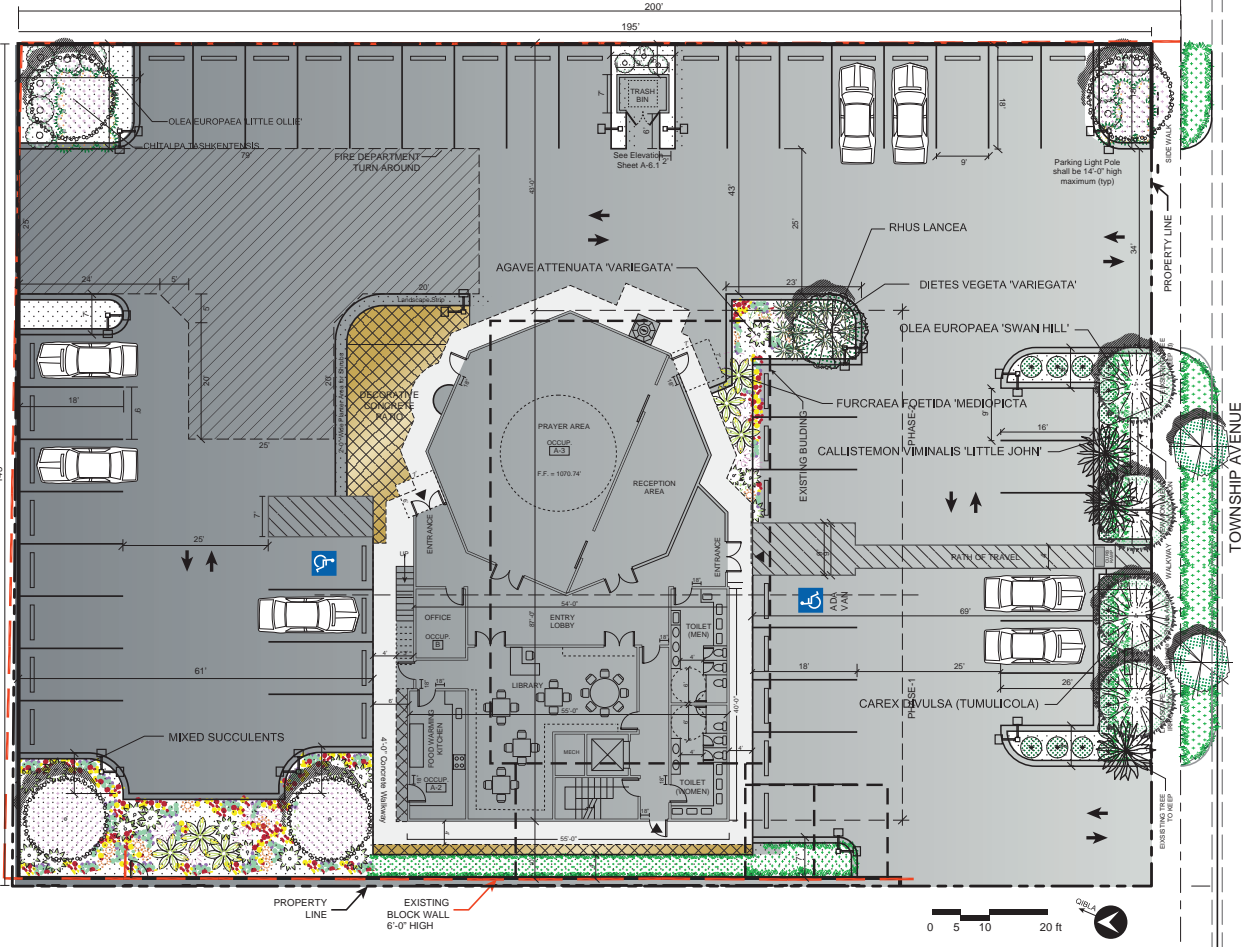
CAREX DIVULSA



LANTANA Hy. 'SPREADING SUNSHINE'



OLEA EUROPAEA 'LITTLE OLLIE'



ALL PLANTS USED IN THE DESIGN ARE CLASSIFIED LOW WATER USE BY THE STATE OF CALIFORNIA "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES". THE FINAL PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, LATEST VERSION.

- TREES**
- GEJERA PARVIFLORA STREET TREE
 - CHITALPA TASHKENTENSIS HYBRID DESERT CHITALPA 24" BOX STANDARD WUCOLS IV LOW WATER USE
 - OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE TREE 36" BOX NATURAL MULTI-TRUNK WUCOLS IV LOW WATER USE
 - RHUS LANCEA AFRICAN SUMAC 36" BOX STANDARD WUCOLS IV LOW WATER USE

- SHRUBS & PERENNIALS**
- AGAVE ATTENUATA 'VARIEGATA' VARIEGATED AGAVE 5 GALLON WUCOLS IV LOW WATER USE
 - CALLISTEMON VMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH 5 GALLON WUCOLS IV LOW WATER USE
 - FURCREA FOETIDA 'MEDIOPICTA' MAURITUS HEMP 15 GALLON WUCOLS IV LOW WATER USE
 - OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE 5 GALLON WUCOLS IV LOW WATER USE
 - LANTANA Hy. 'SPREADING SUNSHINE' SPREADING LANTANA 1 GALLON WUCOLS IV LOW WATER USE
 - MIXED SUCCULENTS AENIUM ZWARTKOP AENIUM 'SUNBURST' CRASSULA 'CAMPIRE' CORDYLIN 'ELECTRIC FLASH' 1 GALLON 15" O.C. WUCOLS IV LOW WATER USE

- GRASS-LIKE PLANTS**
- CAREX DIVULSA (TUMULICOLA) BERKELEY SEDGE PLUS 15" O.C. WUCOLS LOW WATER USE
 - DIETES VEGETA 'VARIEGATA' VARIEGATED FORTNIGHT LILY 5 GALLON WUCOLS IV LOW WATER USE



LANGDON WILSON INTERNATIONAL
1055 WALSHIRE BLVD., SUITE 1000, LOS ANGELES, CALIFORNIA 90017-2449
1-213-250-1186

CITY OF SIMI VALLEY
PROJECT NO. CUP-S-400 MOD #1

Sub-Consultant (STRUCTURE)

Sub-Consultant (ELECTRICAL)



Carter, Romanek Landscape Architects, Inc.
28720 Roadside Drive
Agoura Hills, California 91301
(805) 477-3000
Lic. #0214

CLIENT: GREEN CRESCENT OF SIMI VALLEY
ISLAMIC SOCIETY OF SIMI VALLEY
(805) 328-4778

Project Title: ISLAMIC SOCIETY OF SIMI VALLEY
4343 TOWNSHIP AVE, SIMI VALLEY, CALIFORNIA

Assessor's Parcel No. APN: 614-0-030-325

DATE	REVISION
06/07/19	ISSUED FOR DESIGN REVIEW
06/20/19	RE SUBMITTED FOR DESIGN REVIEW
07/02/19	REVISION
07/15/19	ISSUED FOR DESIGN REVIEW
08/02/19	RE SUBMITTED FOR DESIGN REVIEW
08/12/19	RE SUBMITTED FOR DESIGN REVIEW

KEY PLAN

ARLINGTON AVENUE

DATE: _____

DESIGNER: _____

CHECKED BY: _____

SCALE: 1/10" = 1'

- NOTES:**
- THIS PROJECT WILL COMPLY WITH REQUIREMENTS OF CITY OF SIMI VALLEY MUNICIPAL CODE & CONSERVATION ORDINANCES PER APPENDIX "K".
 - THE STREET TREES, PLANT MATERIALS AND IRRIGATION SYSTEM ON SITE & WITHIN THE RIGHT OF WAY, ARE TO BE MAINTAINED BY THE PROPERTY OWNER, IN PERPETUITY AND PER SIMI VALLEY MUNICIPAL CODE MAINTENANCE STANDARDS.
 - TOTAL SHRUBS & GROUND COVER AREA AS MAXIMUM PERCENTAGE = 80%
TOTAL HIGH WATER USAGE PLANT/GROSS ± 20%
 - THE PROJECT PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SIMI VALLEY MUNICIPAL CODE & STATE WATER EFFICIENT LANDSCAPE ORDINANCES.

EXTERIOR MATERIALS

- 1 FIBRE CEMENT PANELS OR SMOOTH PLASTER
"Champagne & Topaze"
- 2 WINDOWS & DOOR FRAME
"Champagne Bronze"
- 3 GLAZING WINDOWS & ARCHES
"PPG Atlantica glass"
- 4 GRILL PATTERN
- 5 PAVER GRANITE
"Bala Flower or Similar"
- 6 PARAPET WALL COPING
- 7 TOP ROOFING
"White Color"

SITE AREA = 28,780 sf

BUILDING AREA
EXISTING STRUCTURE

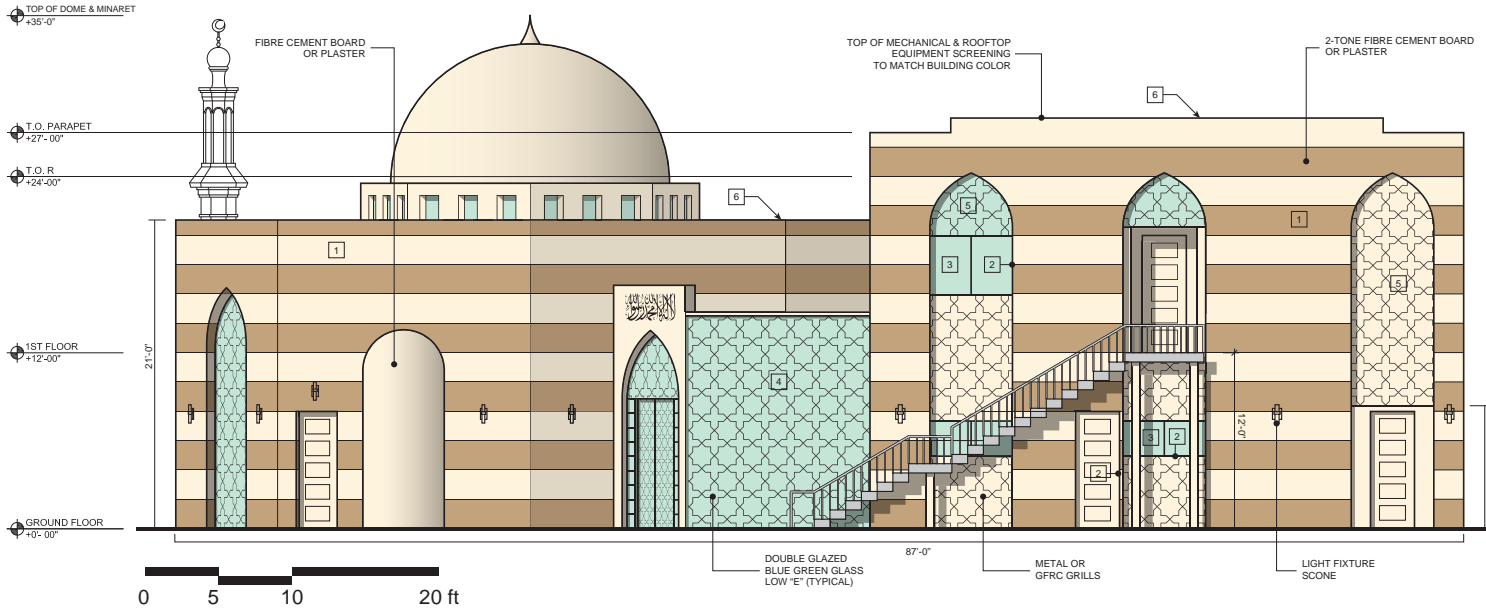
- OFFICE, KITCHEN & RESTROOMS = 1,048 +/- sf
- MAIN HALL AREA = 2,007 +/- sf
- TOTAL EXISTING BUILDING = 3,055 gsf

NEW REPLACEMENT AREA & OCCUPANT LOAD

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Main Prayer Area	1,470	1,400	A-3	15 Net/Occ	93
Reception Area	510	430	A-3	15 Net/Occ	62
Entry Lobby	665	620	A-3	15 Net/Occ	88
Library/Reading Room	670	610	A-3	20 Net/Occ	30
Office	137	114	B	100 Net/Occ	2
Kitchen	242	209	K	100 Net/Occ	2
Toilets	425	370			-
Elevator/Medicine Room	108	94			-
Stairs	128	109			-
Corridors	225	185			-
Total Area (Gross/Net)	4,580	4,137			

Second Floor

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Classrooms (3)	1,430	1,317	E	20 Net/Occ	66
Office (1)	95	85	B	100 Net/Occ	1
Toilets	140	128			-
Elevator/Storage	108	90			-
Stairs	129	109			-
Corridor	378	321			-
Total Area (Gross/Net)	2280	2050			



1025 WALSHIRE BLVD., SUITE 1000
LOS ANGELES, CALIFORNIA 90017-2449
1-(213) 250-1186

CITY OF SIMI VALLEY
CITY OF SIMI VALLEY
PROJECT NO.
CUP-S-400 MOD #1

Sub-Consultor's (STRUCTURE)

Sub-Consultor's (ELECTRICAL)

Sub-Consultor's (MECHANICAL)



CLIENT: GREEN CRESCENT OF SIMI VALLEY
ISLAMIC SOCIETY OF SIMI VALLEY
(805) 328-4778

Project Title:
**ISLAMIC SOCIETY
OF SIMI VALLEY**
4343 TOWNSHIP AVE, SIMI VALLEY, CALIFORNIA

Assessor's Parcel No. APN: 614-0-030-325

Date	Revision
10/20/23	ISSUED FOR DESIGN REVIEW
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW

KEY PLAN

Consultor's Stamp:

TW Project No.:

Sheet Title: NORTH ELEVATION

Sheet No. A-7

Drawn by: Erected by:
Date: Scale: 1/4" = 1'

EXTERIOR MATERIALS

- 1 FIBRE CEMENT PANELS OR SMOOTH PLASTER
"Champagne & Topaze"
- 2 WINDOWS & DOOR FRAME
"Champagne Bronze"
- 3 GLAZING WINDOWS & ARCHES
"PPG Atlantica glass"
- 4 GRILL PATTERN
- 5 PAVER GRANITE
"Bala Flower or Similar"
- 6 PARAPET WALL COPING
- 7 TOP ROOFING
"White Color"

SITE AREA = 28,780 sf

BUILDING AREA
EXISTING STRUCTURE

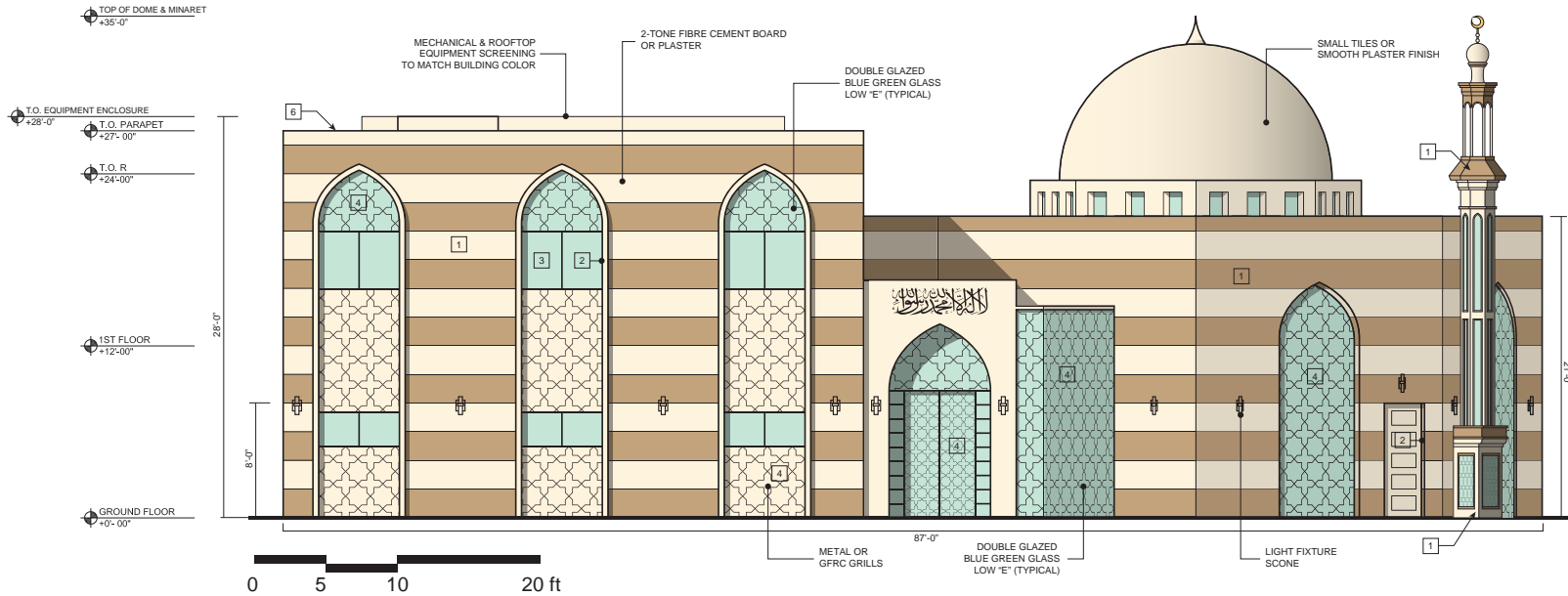
- OFFICE, KITCHEN & RESTROOMS = 1,048 +/- sf
- MAIN HALL AREA = 2,007 +/- sf
- TOTAL EXISTING BUILDING = 3,055 gsf

NEW REPLACEMENT AREA & OCCUPANT LOAD

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Main Prayer Area	1,470	1,400	A-3	15 Net/Occ	93
Reception Area	510	430	A-3	15 Net/Occ	62
Entry Lobby	665	620	A-3	15 Net/Occ	88
Library/Reading Room	670	610	A-3	20 Net/Occ	30
Office	137	114	B	100 Net/Occ	2
Kitchen	242	209	K	100 Net/Occ	2
Toilets	425	370			-
Elevator/Medicine Room	108	94			-
Stairs	128	109			-
Corridors	225	185			-
Total Area (Gross/Net)	4,580	4,137			

Second Floor

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Classrooms (3)	1,430	1,317	E	20 Net/Occ	66
Office (1)	95	85	B	100 Net/Occ	1
Toilets	140	128			-
Elevator/Storage	108	90			-
Stairs	129	109			-
Corridor	378	321			-
Total Area (Gross/Net)	2280	2050			



CITY OF SIMI VALLEY
CITY OF SIMI VALLEY
PROJECT NO.
CUP-S-400 MOD #1

Sub-Consultant (STRUCTURE)

Sub-Consultant (ELECTRICAL)

Sub-Consultant (MECHANICAL)



CLIENT: GREEN CRESCENT OF SIMI VALLEY
ISLAMIC SOCIETY OF SIMI VALLEY
(805) 328-4778

Project Title:
**ISLAMIC SOCIETY
OF SIMI VALLEY**
4343 TOWNSHIP AVE, SIMI VALLEY, CALIFORNIA

Assessor's Parcel No. APN: 614-0-030-325

Date	Revision
10/20/17	ISSUED FOR DESIGN REVIEW
10/20/17	FOR SUBMITTAL FOR DESIGN REVIEW
10/20/17	FOR SUBMITTAL FOR DESIGN REVIEW
10/20/17	FOR SUBMITTAL FOR DESIGN REVIEW
10/20/17	FOR SUBMITTAL FOR DESIGN REVIEW

KEY PLAN

Consultant's Stamp:

TW Project No.:

Sheet Title: SOUTH ELEVATION

Sheet No. A-8

Drawn by: Erected by:
Date: Scale: 1/4" = 1'

EXTERIOR MATERIALS

- 1 FIBRE CEMENT PANELS OR SMOOTH PLASTER
"Champagne & Topaze"
- 2 WINDOWS & DOOR FRAME
"Champagne Bronze"
- 3 GLAZING WINDOWS & ARCHES
"PPG Atlantica glass"
- 4 GRILL PATTERN
- 5 PAVER GRANITE
"Bala Flower or Similar"
- 6 PARAPET WALL COPING
- 7 TOP ROOFING
"White Color"

SITE AREA = 28,780 sf

BUILDING AREA
EXISTING STRUCTURE

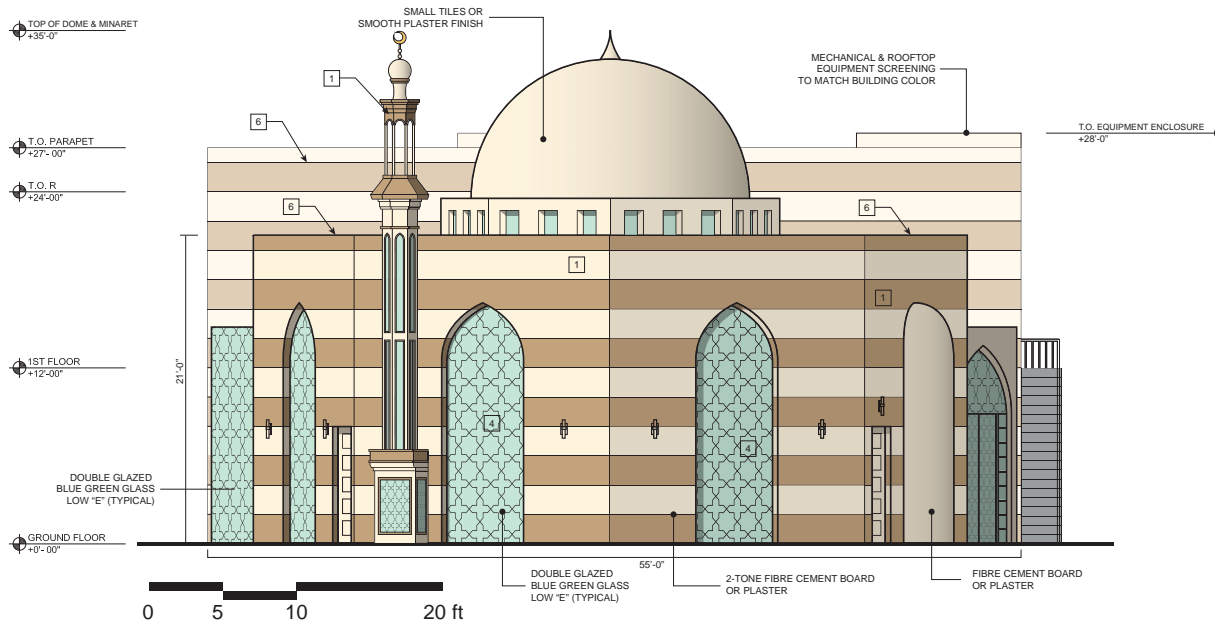
- OFFICE, KITCHEN & RESTROOMS = 1,048 +/- sf
- MAIN HALL AREA = 2,007 +/- sf
- TOTAL EXISTING BUILDING = 3,055 gsf

NEW REPLACEMENT AREA & OCCUPANT LOAD

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Main Prayer Area	1,470	1,400	A-3	15 Net/Occ	93
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Kitchen	242	209	K	100 Net/Occ	2
Toilets	425	370			-
Elevator/Medicine Room	108	94			-
Stairs	128	109			-
Corridors	225	185			-
Total Area (Gross/Net)	4,580	4,137			

Second Floor

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Classrooms (3)	1,430	1,317	E	20 Net/Occ	66
Office (1)	95	85	B	100 Net/Occ	1
Toilets	140	128			-
Elevator/Storage	108	90			-
Stairs	129	109			-
Corridor	378	321			-
Total Area (Gross/Net)	2280	2050			



1025 WALSHIRE BLVD., SUITE 1000
LOS ANGELES, CALIFORNIA 90017-2449
1-(213) 250-1186

CITY OF SIMI VALLEY

CITY OF SIMI VALLEY
PROJECT NO.
CUP-S-400 MOD #1

Sub-Consultant (STRUCTURE)

Sub-Consultant (ELECTRICAL)

Sub-Consultant (MECHANICAL)



CLIENT: GREEN CRESCENT OF SIMI VALLEY
ISLAMIC SOCIETY OF SIMI VALLEY
(805) 328-4778

Project Title:
**ISLAMIC SOCIETY
OF SIMI VALLEY**
4343 TOWNSHIP AVE, SIMI VALLEY, CALIFORNIA

Assessor's Parcel No.
APN: 614-0-030-325

Date	Item	Drawn/Checked
10/20/23	ISSUED FOR DESIGN REVIEW	
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW	
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW	
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW	
10/20/23	FOR SUBMITTAL FOR DESIGN REVIEW	

KEY PLAN

Consultant's Stamp:

TW Project No.:

Sheet Title: EAST ELEVATION

Sheet No. A-9

Drawn by: Erected by:
Date: Scale: 1/4" = 1'

EXTERIOR MATERIALS

- 1 FIBRE CEMENT PANELS OR SMOOTH PLASTER
"Champagne & Topaze"
- 2 WINDOWS & DOOR FRAME
"Champagne Bronze"
- 3 GLAZING WINDOWS & ARCHES
"PPG Atlantica glass"
- 4 GRILL PATTERN
- 5 PAVER GRANITE
"Bala Flower or Similar"
- 6 PARAPET WALL COPING
- 7 TOP ROOFING
"White Color"

SITE AREA = 28,780 sf

BUILDING AREA
EXISTING STRUCTURE

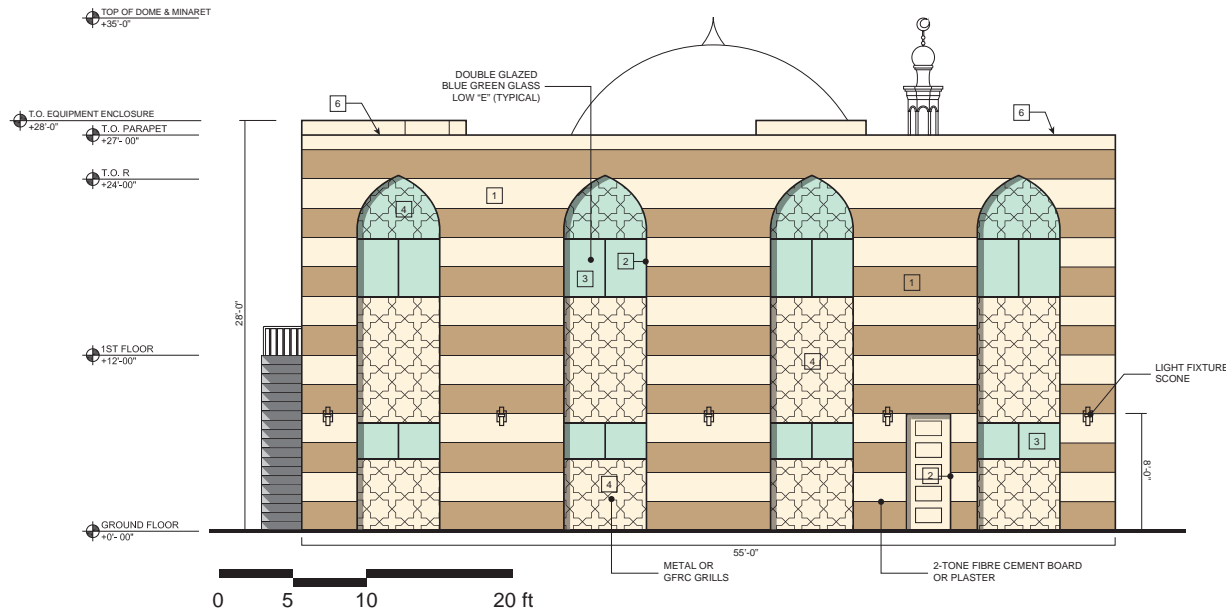
- OFFICE, KITCHEN & RESTROOMS = 1,048 +/- sf
- MAIN HALL AREA = 2,007 +/- sf
- TOTAL EXISTING BUILDING = 3,055 gsf

NEW REPLACEMENT AREA & OCCUPANT LOAD

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Main Prayer Area	1,470	1,400	A-3	15 Net/Occ	93
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Toilets	425	370			-
Elevator/Medicine Room	108	94			-
Stairs	128	109			-
Corridors	225	185			-
Total Area (Gross/Net)	4,580	4,137			

Second Floor

Description	Gross Area	Net Area	Occ Type	Occ Load	Total Occ
Classrooms (3)	1,430	1,317	E	20 Net/Occ	66
Office (1)	95	85	B	100 Net/Occ	1
Toilets	140	128			-
Elevator/Storage	108	90			-
Stairs	129	109			-
Corridor	378	321			-
Total Area (Gross/Net)	2280	2050			



CITY OF SIMI VALLEY
CITY OF SIMI VALLEY
PROJECT NO.
CUP-S-400 MOD #1

Sub - Consultant (STRUCTURE)

Sub - Consultant (ELECTRICAL)



CLIENT: GREEN CRESCENT OF SIMI VALLEY
ISLAMIC SOCIETY OF SIMI VALLEY
(805) 328-4778

Project Title:
**ISLAMIC SOCIETY
OF SIMI VALLEY**
4343 TOWNSHIP AVE, SIMI VALLEY, CALIFORNIA

Assessor's Parcel No. APN: 614-0-030-325

Date	Rev	Description
05/01/2024	01	ISSUED FOR DESIGN REVIEW
05/01/2024	02	FOR SUBMITTAL FOR DESIGN REVIEW
05/01/2024	03	FOR SUBMITTAL FOR DESIGN REVIEW
05/01/2024	04	FOR SUBMITTAL FOR DESIGN REVIEW
05/01/2024	05	FOR SUBMITTAL FOR DESIGN REVIEW

KEY PLAN

Consultant's Stamp:

TW Project No.:

Sheet Title: WEST ELEVATION

Sheet No. A-10

Drawn by: Erected by:

Date: Scale: 1/4" = 1'